



ROBINSONS
SALES • LETTINGS • REGENCY & RURAL

7 LONDONDERRY CLOSE
WYNYARD | TS22 5WD

7 LONDONDERRY CLOSE WYNYARD | TS22 5WD

Nestled in the tranquil cul-de-sac of Londonderry Close, Wynyard, this stunning detached house is a remarkable new build, completed in 2023 and offering a generous 1,012 square feet of contemporary living space. Perfectly designed for modern family life, this property boasts an exceptional standard of finish throughout, ensuring a comfortable and elegant atmosphere.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient cloakroom and a cosy lounge, ideal for relaxing evenings with family. The heart of the home is undoubtedly the impressive open-plan kitchen and dining area, designed to foster a sense of togetherness. With external doors that open onto the enclosed rear garden, this space effortlessly blends indoor and outdoor living, making it perfect for entertaining guests or enjoying peaceful moments in the fresh air.

The first floor continues to impress with three well-proportioned bedrooms, including a master suite that benefits from its own stylish ensuite bathroom, providing a private sanctuary for the homeowners. The modern family bathroom serves the other two bedrooms, ensuring convenience for all.

Set on a generous plot, this property offers both space and privacy. The enclosed rear garden is a safe haven for children and pets, while the front of the house features ample parking for two vehicles, along with a detached garage.

Located within the highly desirable Wynyard Estate, this home provides excellent access to the A19 for easy commuting. Additionally, Wynyard Hall and Golf Club are just a short distance away, offering leisure and luxury right at your doorstep. This property is truly a perfect blend of modern living and comfort, ready for its new owners to move straight in.











LOCATION

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Wynyard.

Tel: 01740-645-444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Hartlepool Borough Council, Band E - Approx. £3129 p.a

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains Electricity supply – Mains Water Supply – Mains Sewerage – Mains Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – being applied for - NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – N/a

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

The property is subject to an annual community charge of approx £454.00 including VAT to cover security services and the maintenance of public open spaces.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ

info@robinsonswynyard.co.uk